

Docket Item # 2
BAR CASE # 2008-0106

BAR Meeting
July 23, 2008

ISSUE: Demolition/encapsulation

APPLICANT: Ralph Timmons

LOCATION: 309 North West Street

ZONE: RB/Residential

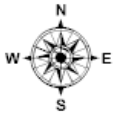
STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information



BAR CASE #2008-0106, 0107 7/23/2008



NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate portions of the dwelling at 309 North West Street to allow construction of a one-story rear addition measuring 10' x 6'. The proposed area for demolition/encapsulation includes a portion of the original rear ell of the building as well a portion of an existing concrete-block, one-story rear addition.

The rear of the property is located on a north-south private alley, accessed from an east-west public alley. As a result, the rear of the property is minimally, if at all, visible from a public right-of-way.

II. HISTORY:

309 North West Street is an attached, two-story rowhouse with brick facing on the front façade. The dwelling first appears on a 1902 Sanborn Fire Insurance Map as one of a series of frame rowhouses on the east side of North West Street. The 1902 Sanborn map also indicates that the dwelling originally had a one-story front porch. A one-story, shed rear addition appears as early as 1921 on the Sanborn Fire Insurance maps.

In 1996, a building permit was obtained for the replacement of two damaged wood windows.

Staff did not locate any prior approvals from the Board.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood

In the opinion of Staff, the proposed amount of demolition and encapsulation does not meet the above criteria. The proposal impacts only a small portion of the rear of the dwelling.

Therefore, Staff recommends approval of the Permit to Demolish and Capsulate.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish as submitted.

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Additions and alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 Guardrail height and openings must comply with USBC 1012.2 and 1012.3.

Historic Alexandria:
Approve.

Alexandria Archaeology:

F-1 This parcel is located on a block that included the Grimshaw-Slade Ropewalk, which began operations around 1810. The property therefore has the potential to provide insight into early nineteenth-century industry.

R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

VI. IMAGES



Figure 1: Rear of 309 North West Street, area proposed for encapsulation.

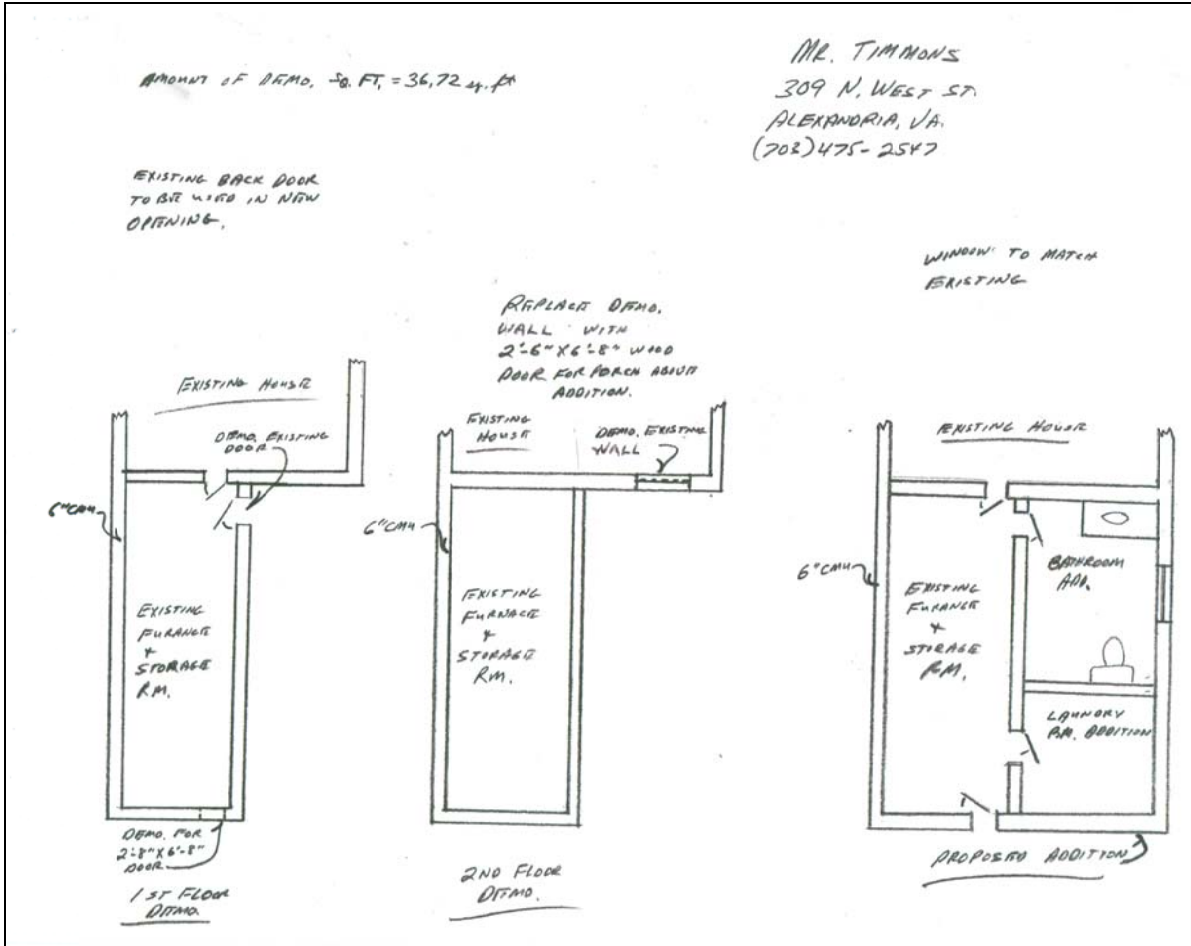


Figure 2: Existing and proposed floorplans illustrating area proposed for encapsulation and demolition.